

85-179-A

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1-2-2-1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

for optimal house placement on lot 103 to allow it to have water.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Alexander B. Page III
(Type or Print Name)
Signature
Joan A. Page
(Type or Print Name)
Signature

Attorney for Petitioner:
John B. Contrum
(Type or Print Name)
Signature
809 Eastern Blvd.
Baltimore, Md. 21221
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

Attorney's Telephone No.: 686-8274
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of November, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of January, 1985, at 10:15 o'clock.

CONTINUED HEARING
Tuesday, February 26, 1985
at 10:00 a.m.
(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 20, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Contrum, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Item No. 126 - Case No. 85-179-A
Alexander B. Page, III, et ux
Variance Petition

Dear Mr. Contrum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Bafitis and Associates
3482 Dunhaven Road
Baltimore, Maryland 21222

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 11/20/84
Item # 126
Property Owner: Alexander B. Page, III, et ux
Location: 103 Herzing Place, SE of Riverside Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

[] There are no site planning factors requiring comment.
[] A County Review Group Meeting is required.
[] A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
[] This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
[] A record plat will be required and must be recorded prior to issuance of a building permit.
[] The access is not satisfactory.
[] The circulation on this site is not satisfactory.
[] The parking arrangement is not satisfactory.
[] Parking calculations must be shown on the plan.
[] This property contains soils which are defined as wetlands, and development on these soils is prohibited.
[] Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
[] Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
[] The amended Development Plan was approved by the Planning Board on 11/15/84.
[] Landscaping should be provided on this site and shown on the plan.
[] The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
[] The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
[X] Additional comments:
This property is located in the Chesapeake Bay Critical Area and is subject to environmental evaluation. Additional comment will be provided by the Comprehensive Planning Division. You should know limit of existing dwelling on lot 46.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

85-179-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 20th day of November, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Alexander B. Page, III, et ux
Petitioner's Attorney: John B. Contrum, Esq.

NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

December 12, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 126 and 128 ZAC-Meeting of November 20, 1984
Property Owner: Alexander B. Page, III, et ux
Location: W/S Herzing Place 120' S/E from c/l Riverside Road
Existing Zoning: R-1
Proposed Zoning: R-1

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 126, and 128.

Michael S. Plimpton
Traffic Engineering Assoc. II

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

PAUL H. RENCKE
CHIEF

November 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Alexander B. Page, III, et ux
Location: W/S Herzing Place 120' S/E from c/l Riverside Road
Item No.: 126 Zoning Agenda: Meeting of November 20, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: George M. Wagonet
Planning Group
Special Inspection Division

Noted and approved:
George M. Wagonet
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #126 Zoning Advisory Committee Meeting are as follows:

Property Owner: Alexander B. Page, III, et ux
Location: W/S Herzing Place 120' S/E from c/l Riverside Road
Existing Zoning: R-1
Proposed Zoning: Variance to permit a rear yard setback of 10' in lieu of the required 30'.

Acres: 0.153
District: 15th.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1961/Council Bill 4-82. All structures shall conform to the Baltimore County Building Code 1961/Council Bill 4-82. All structures shall conform to the Baltimore County Building Code 1961/Council Bill 4-82. All structures shall conform to the Baltimore County Building Code 1961/Council Bill 4-82.

(X) A building or other structure shall be required before beginning construction.

(X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced scale and signatures are required on Plans and Technical Data.

(X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(X) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1107 and Table 1102, also Section 503-2.

(X) Requested variance appears to conflict with the Baltimore County Building Code, Section 503-2.

(X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

SPECIAL NOTE: (X) Comments - Floor elevations are not shown. This proposed structure is in an area subject to tidal inundation. All floor levels including the basement shall be 1'-0" above the 100 year flood elevation. See Section 519.0 of Council Bill 4-82.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman, Chief
Plans Review

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 4-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 105.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Herzinger Pl., 120' : OF BALTIMORE COUNTY
SE of the Centerline of :
Riverside Rd., 15th Dist. : Case No. 85-179-A
ALEXANDER B. PAGE, III, et ux, :
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 14th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to John B. Gontum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JACOBSON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 7, 1985

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variance
W/S Herzinger Place, 120' SE
of the c/l of Riverside Road
Alexander B. Page, III, et ux -
Petitioners
Case No. 85-179-A

Dear Mr. Gontum:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JML:ecb

cc: Mrs. Carly Broglie
872 Sue Grove Road
Baltimore, Maryland 21221

People's Counsel

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 12/15/84
Posted for: Petition for Variance to permit construction of a building
Petitioner: Alexander B. Page, III, et ux
Location of property: W/S Herzinger Place, 120' SE of Riverside Rd.
Location of Signs: On Easting Roadway SE of Herzinger Pl. near W/S Herzinger Pl.
Remarks: On the intersection of Easting Roadway and Riverside Rd., near W/S Herzinger Pl.
Posted by: *Michael H. Jung*
Number of Signs: 2 Date of return: 12/16/84

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variance
W/S Herzinger Place, 120'
SE of c/l of Riverside Rd.
Alexander B. Page, III, et ux - Petitioners
Case No. 85-179-A

TIME: 10:15 a.m.

DATE: Wednesday, January 2, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134391

DATE: 11-5-84 ACCOUNT: R-61-615-07V

AMOUNT: 35.00

RECEIVED FROM: *Michael H. Jung*
FOR: *11/15/84 to 12/16/84 Page III*

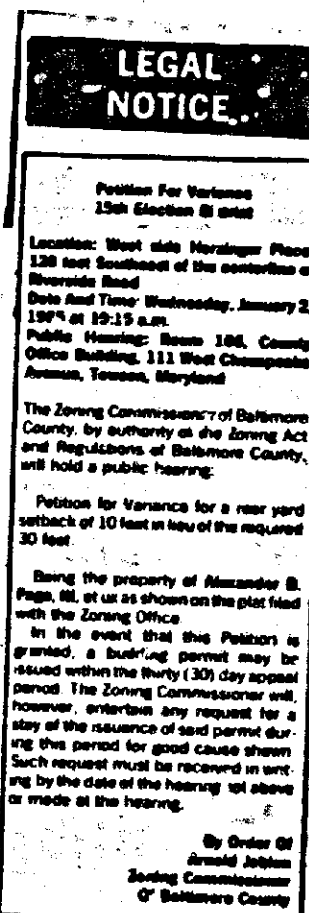
6 686*****356016 2074F

VALIDATION OR SIGNATURE OF CASHIER

ORIGINAL CERTIFICATE OF PUBLICATION

Dundalk, MD., 12/14/84
THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on 12/13/84.

The Baltimore County Journal,
John B. Gontum
Publisher



69918

CERTIFICATE OF PUBLICATION

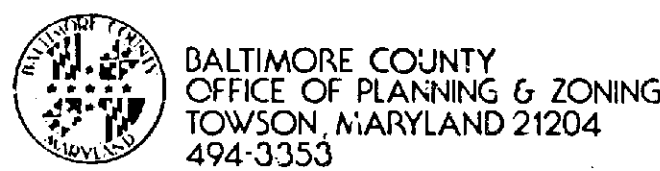
TOWSON, MD., December 13, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 13, 1984.

THE JEFFERSONIAN,
18 Kenton
Publisher

85-179-A

Cost of Advertising 18.00



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 26, 1984

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variance
W/S Herzinger Place, 120' SX of c/l
of Riverside Road
Alexander B. Page, III, et ux - Petitioners
Case No. 85-179-A

Dear Mr. Gontrum:

This is to advise you that \$48.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005254
DATE Feb. 26, 1985 ACCOUNT R-11-615-1111
AMOUNT \$48.00
RECEIVED BY Alexander B. Page, III, et ux
FOR Adm. & Planning Dept. (Case #85-179-A)
S B 222 ***** 0013 82261
VALIDATION ON SIGNATURE OF CASHIER

Description of Property Owned by Alexander B. Page and Joan A. Page and known as No. 844 A Sue Grove Road, Baltimore, Maryland 21221, Located in the 15th Election District of Baltimore County, Maryland.

Beginning at a point on the west side of Herzinger Place, 20 feet wide, said point being 120 feet, more or less in a southeasterly direction from the center of the intersection of Riverside Road and Herzinger Place; thence running with and binding on the westerly side of said Herzinger Place the following courses as per recorded plat:

1. South 42°-51' East 46.44 feet (South 50°-19'-45" East 46.44 feet, as now computed), to a point; thence
2. North 38°-03' East 20 feet (North 30°-34'-15" East 25.25 feet, as now computed), to a point; thence
3. South 42°-51' East 35 feet (South 50°-19'-45" East 35.00 feet, as now computed), to a point; thence
4. South 18°-38' West 98.7 feet (South 11°-09'-15" West 98.70 feet, as now computed), to a point; thence
5. South 61°-31' West 148.8 feet (South 54°-02'-15" West 148.80 feet, as now computed), to a point; thence
6. North 41°-21' West 7.3 feet (North 48°-49'-45" West 8.26 feet, as now computed), to a point; thence
7. North 41°-21' West 47 feet (North 48°-49'-45" West 46.65 feet, as now computed), to a point; thence
8. North 38°-03' East 220 feet, more or less, (North 30°-34'-15" East 212.11 feet, more or less), to a point of beginning.

Containing 19,741 square feet or 0.453 Acres of land, more or less.

Being all the parcels of land designated as Lots Nos. 46 and 47 as shown on the plat of the property of Miller-Nelson, Inc., known as "Suegrove", which plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 7 folio 11.

Being the same lots of ground which by deed dated January 9, 1970 and recorded among the Land Records of Baltimore County in Liber OTC No. 5065, folio 603 was granted and conveyed from Joan R. Westlake Executrix under the Last Will

and Testament of Harold S. Robinson unto Alexander B. Page, Sr. and Iva Page, his wife.

Being the same lots of land which by deed dated September 15, 1963 and recorded among the Land records of Baltimore County in Liber 6658, Folio 436 was conveyed by Alexander B. Page, Sr. and Iva Page, his wife to Alexander B. Page, III and Joan Ann Page, his wife.



Signature *William B. Page*
Registered No. 11641

Seal

PETITION FOR VARIANCE
15th Election District

LOCATION: West side Herzinger Place, 120 feet Southeast of the centerline of Riverside Road

DATE AND TIME: Wednesday, January 2, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance for a rear yard setback of 10 feet in lieu of the required 30 feet.

Being the property of Alexander B. Page, III, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioners
Date: December 19, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-179-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 22, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Connors
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Gontrum, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

Item No. 126 - Case No. 85-179-A
Alexander B. Page, III, et ux
Variance Petition

Dear Mr. Gontrum:

Enclosed please find additional comments submitted after my original comments of December 20, 1984.

Very truly yours,

Nicholas B. Connors
NICHOLAS B. CONNORS
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Bafitis and Associates
3482 Dunhaven Road
Baltimore, Md. 21222

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner
Date: February 4, 1985
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
Zoning Petition #85-179-A, Item #126, A. B. Page, III et ux
SUBJECT: Chesapeake Bay Critical Area and OPZ Comments

By letter dated January 16, 1985, the Baltimore County Department of Health has reversed its earlier position and now believes the subject property is suitable for an on-lot septic system. This implies that there will be no water quality problems as a result of the construction and use of this system.

Based on the Health Department's decision, I hereby request that my letter dated December 26, 1984 be withdrawn.

NEG:PJS:vh

Norman E. Gerber
Norman E. Gerber
Director of Planning
and Zoning

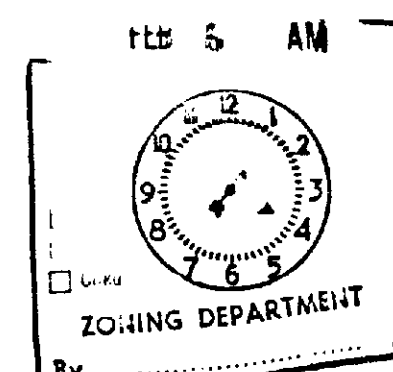
cc: Robert W. Marriott, Jr.
Deputy Director of Planning

Eugene A. Bober, Chief
Current Planning & Development Div.

James G. Hoswell, Planner
Office of the Director

Andrea Van Arsdale
Coastal Zone Planner

Colin K. Thacker
Department of Health



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner
Date: December 26, 1984
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
Zoning Variance Petition, Alexander B. Page, III, et ux
SUBJECT: (85-179-A)

The Baltimore County Office of Planning has reviewed this petition and has determined that it is inconsistent with the requirements of the Chesapeake Bay Critical Area program.

This decision is based on the fact that the development of this Bay front lot with an on-lot sewerage, septic system is likely to result in pollution to the Bay based on the fact the soils of the site have been determined to be unsuitable for septic system disposal.

NEG:PJS:vh

Norman E. Gerber
Norman E. Gerber
Director of Planning
& Zoning

cc: Robert W. Marriott, Jr.
Deputy Director of Planning

Eugene A. Bober, Chief
Current Planning & Development Div.

James G. Hoswell, Planner
Office of the Director

Andrea Van Arsdale
Coastal Zone Planner

Colin K. Thacker
Department of Health

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 18, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204ooo
Nicholas B. Commodari
ChairmanMEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
DevelopmentJohn B. Gontrum, Esquire
809 Eastern Blvd.
Baltimore, Md. 21221Item No. 126 - Case No. 85-179-A
Alexander B. Page, III, et ux
Variance Petition

Dear Mr. Gontrum:

Enclosed please find additional comments submitted after my
original comments of December 20, 1984.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Bafitis and Associates
3482 Dunhaven Road
Baltimore, Md. 21222

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning

Date: January 16, 1985

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items
Meeting - November 20, 1984Property Owner: Alexander B. Page, III, et ux
Location: W/S Herzinger Place 120' S/E from C/I Riverside
Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear yard setback of 10'
in lieu of the required 30'.
Acres: 0.453
District: 15thThe proposed dwelling will be served by metropolitan water and
an interim individual sewage disposal system. Soil percolation tests were
conducted on April 24, 1984, with satisfactory results. A subsequent re-evaluation
of the soil on the property was conducted on January 11, 1985. The
aforementioned re-evaluation verified adequate soil conditions, therefore,
this department will approve the installation of a subsurface sewage disposal
system for the proposed dwelling.The proposed house location as shown on the site plan dated
October 2, 1984, will not interfere with the proposed sewage disposal area.Since the installation is an interim individual sewerage system,
an agreement to connect to the metropolitan system, when available, must
be executed. Please advise the owner or his representative to contact
Mr. J. Robert Powell, 494-2762, for more information concerning the agreement.*Ian J. Forrest*
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:pb

cc: Mr. Robert J. Romacka

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 11, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204ooo
Nicholas B. Commodari
ChairmanMEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
DevelopmentJohn B. Gontrum, Esquire
809 Eastern Blvd.
Baltimore, Md. 21221RE: Item No. 126 - Case 85-179-A
Alexander B. Page, III, et ux
Variance Petition

Dear Mr. Gontrum:

Enclosed please find additional comments submitted after my
original comments of December 20, 1984.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Bafitis and Associates
3482 Dunhaven Road
Baltimore, Md. 21222

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204HARRY J. PISTEL, P.E.
DIRECTOR

January 10, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #126 (1984-1985)

Property Owner: Alexander B. Page, III, et ux
W/S Herzinger Place 120' S/E from centerline
Riverside Road
Acres: 0.453 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this
office for review by the Zoning Advisory Committee in connection with the subject
item.

General:

This property is in a "Critical Area"; comments (December 17, 1984) are
attached in regard thereto.

Highways:

Herzinger Place is proposed to be improved in the future, on a 40-foot
right-of-way with a standard type roadway termination.

Storm Drains:

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings down-
stream of the property. A grading permit is, therefore, necessary for all grading,
including the stripping of top soil.The Petitioner must provide necessary drainage facilities (temporary or
permanent) to prevent creating any nuisances or damages to adjacent properties,
especially by the concentration of surface waters. Correction of any problem
which may result, due to improper grading or improper installation of drainage
facilities, would be the full responsibility of the Petitioner.

MICROFILMED

Item #126 (1984-1985)
Property Owner: Alexander B. Page, III, et ux
Page 2
January 10, 1985

Water and Sanitary Sewers

A 6-inch public water main exists in Herzinger Place, approximately 95 feet
northwesterly of this property. (See Drawing #49-1522, File 3)

Public sanitary sewerage is not available to serve this property.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:FWR:sg

E-NE Key Sheet
3 & 4 SE 40 Pos. Sheets
SE 1 J & K Topo
98 Tax Map

Encl.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. A. McDonough
ATTN: Fred W. Ringger

Date: December 17, 1984

FROM: Thomas L. Vidmar

SUBJECT: Critical Area Zoning Item #126

I have reviewed the above zoning item with respect to the
specific Public Works' issues detailed in the memo of June 1, 1984
and offer the following:

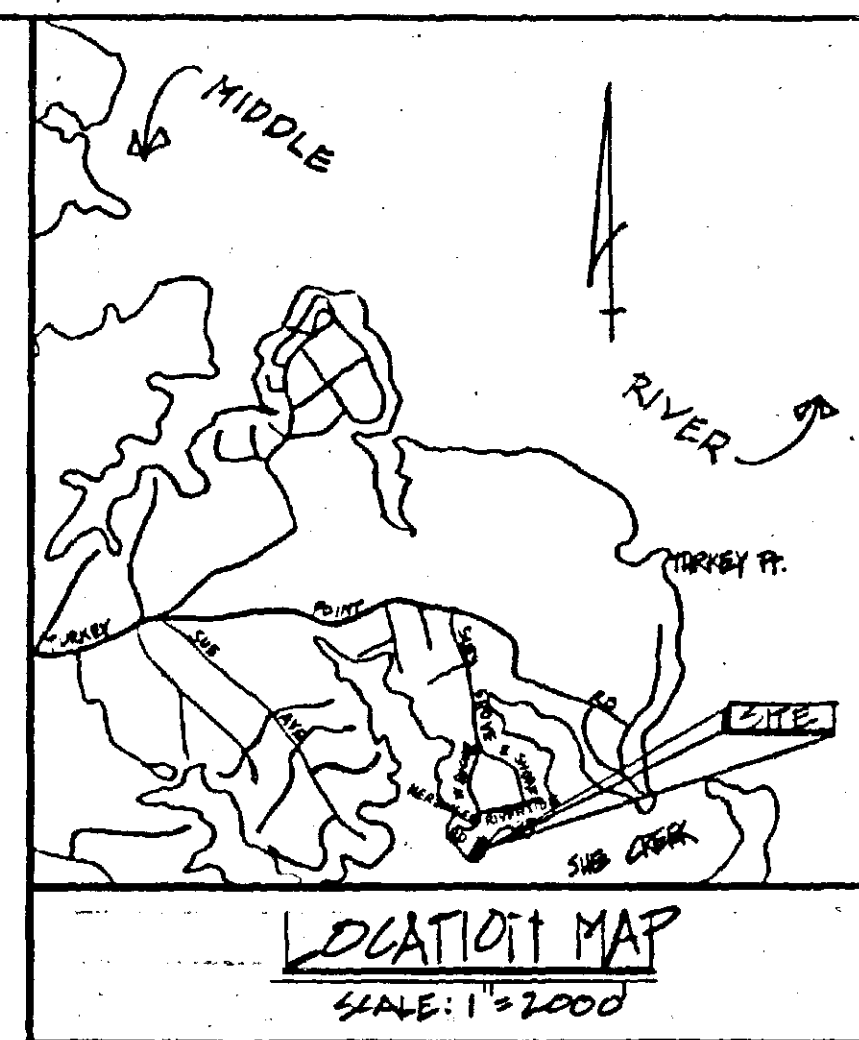
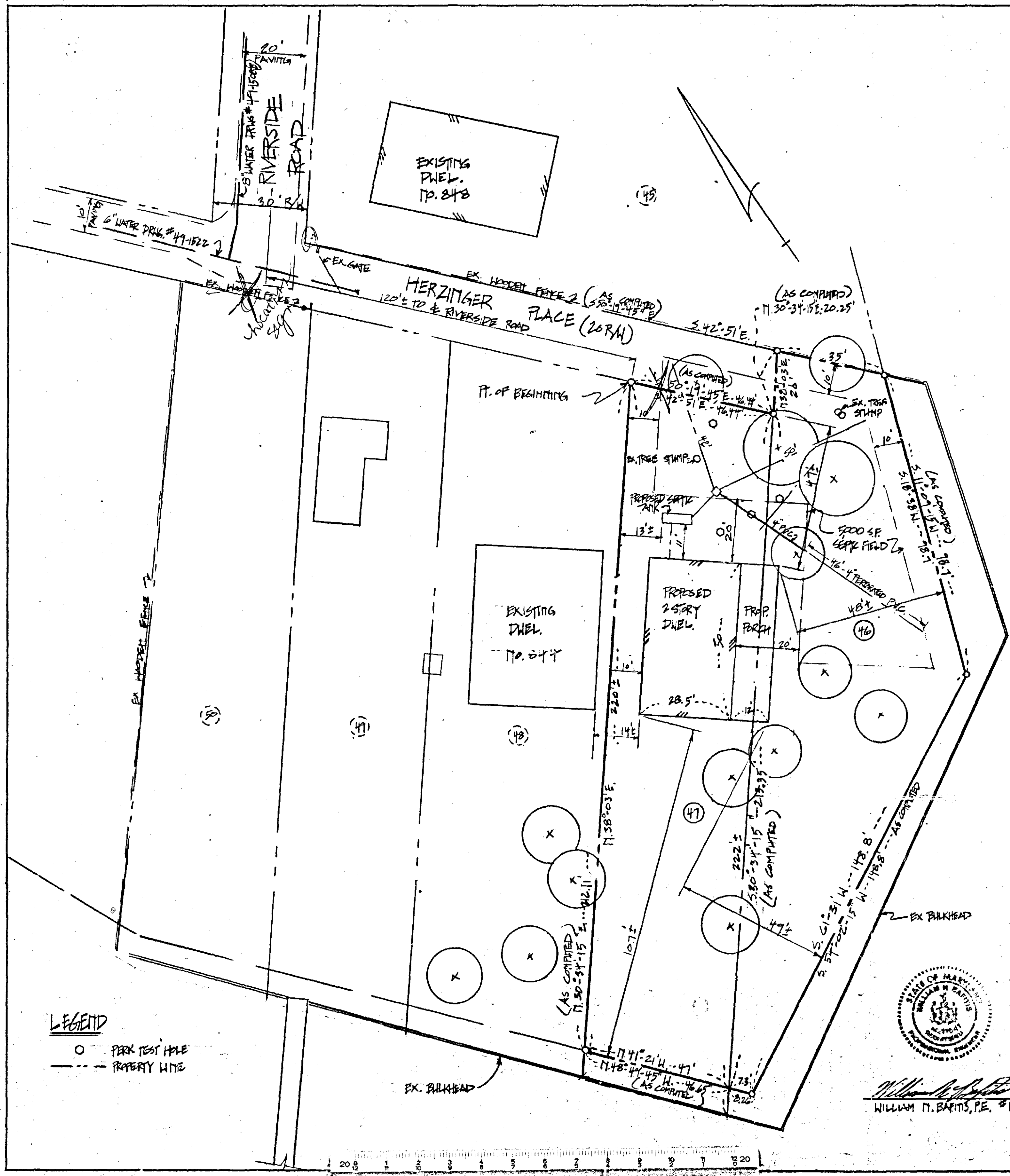
1. Existing and proposed contours have not been provided.
2. Amount of impervious surface and proposed disturbed area
have not been provided. If proposed disturbed area is
less than 5,000 sq. ft., the owners may request an
exemption from storm water management.
3. The 100-year tidal flood plain has not been delineated
on the plan. The 100 year tidal flood elevation at this
location is 10.2. The lowest floor of the proposed
structure must be 11.2 or greater.

Thomas L. Vidmar
THOMAS L. VIDMAR, P.E.
Storm Drain Design and
Approval Section

TLV:hbm

RECEIVED

JAN 10 1985



OWNER: ALEXANDER B. PAGE AND WIFE
JOAN A. PAGE
ADDRESS: 844 A SHE GROVE ROAD
BALTIMORE, MARYLAND 21221
ELECTION DISTRICT #15, ZONED DR 5.5
SUBDIVISION: SHE GROVE
LOTS: 46 & 47 PLAT BOOK W.P.C. NO. 7 P. 11
DEED: LIBER 6658 FOLIO 436
PUBLIC WATER IN HERZINGER PLACE
TOTAL AREA: 19,691 SQ. FT. OR 0.453 ACRES

PETITIONER'S EXHIBIT 1 SITE PLAN FOR ZONING VARIANCE

PREPARED BY
BAFITS AND ASSOCIATES
3482 PIMHAVEN ROAD
BALTIMORE, MARYLAND 21222
301/285-3212



William M. Bafits, P.E. #11641

SCALE: 1"=20'-0" DATE: 10/2/84